



Rathkenny Close, Holbeach £132,500

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66

A smart two bed mid-terraced property situated in the market town of Holbeach. Within close walking distance to town, this property would be ideal for a first-time buyer or perhaps an investment venture. Accommodation includes - entrance porch, lounge, kitchen, dining area, two double bedrooms and family bathroom. Enclosed rear garden and one allocated parking space. Call us anytime, 7 days a week to arrange your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

PorchFitted carpet, coving to textured ceiling, door to:

Lounge 5.14m (16'10") x 3.51m (11'6")

PVCu double-glazed window to front, electric storage heater, fitted carpet, telephone point, TV point, coving to textured ceiling, smoke detector, stairs to first floor landing, door to:

Dining Area 3.51m (11'6") x 2.03m (6'8")

Electric storage heater, fitted carpet, two wall lights, coving to textured ceiling, open plan to:

Kitchen 3.51m (11'6") x 2.71m (8'11")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap, tiled surround, plumbing for automatic washing machine, space for fridge and freezer, fitted electric fan assisted oven, built-in four ring halogen hob with extractor hood over, PVCu double-glazed window to rear, vinyl floor covering, coving to textured ceiling, PVCu double-glazed entrance door to the garden.

First Floor Landing

Fitted carpet, coving to textured ceiling, smoke detector, access to insulated loft space, door to:

Main Bedroom 3.51m (11'6") x 3.66m (11'6")

Two PVCu double-glazed windows to front, electric storage heater, fitted carpet, TV point, coving to textured ceiling, airing cupboard with hot water cylinder and linen shelving.

Bedroom 2 3.53m (11'7") x 2.93m (9'7")

PVCu double-glazed window to rear, electric storage heater, fitted carpet, coving to textured ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath electric shower over with rail, pedestal wash hand basin and close coupled WC, part ceramic tiled walls, electric fan heater, extractor fan, vinyl floor covering, coving to textured ceiling.

Outside

The front of the property is open plan. The low maintenance rear garden is enclosed with wood panel fencing a paved area and rear gate.

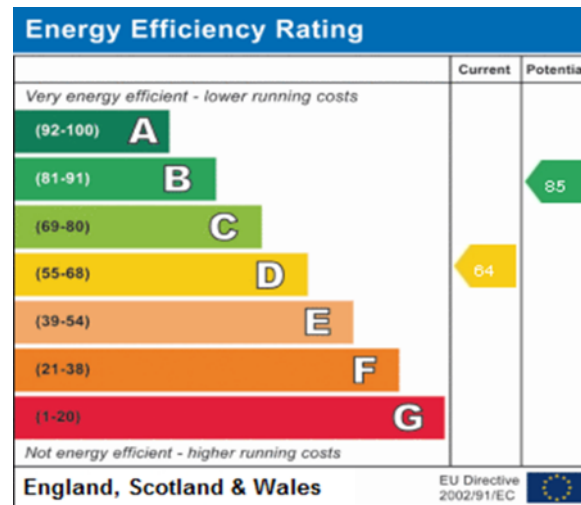
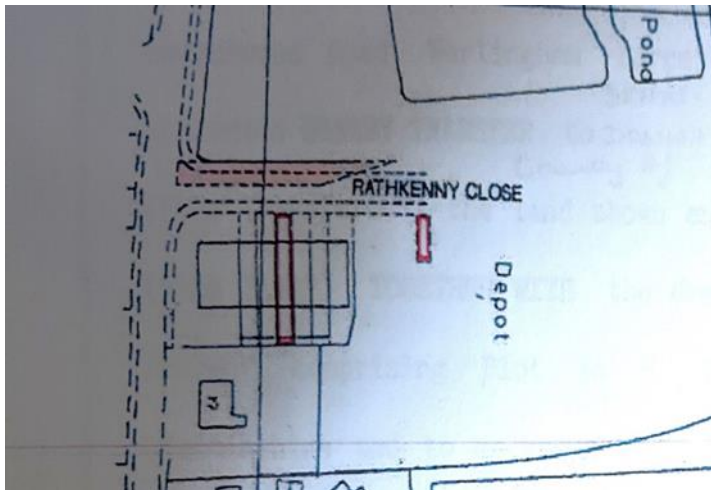
Directions

Leave our Church Street office and turn right onto High Street continue along taking the right turn onto St Johns Street (just before the Co-Op) then left onto Fishpond Lane, once past the nature reserve, turn left onto Rathkenny Close where the property can be located on your right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7ER.

Council Tax Band A. £1,384.20 April 2023 to March 2024.

EPC – D

Agents Note: There is **one** parking space allocated to this property.





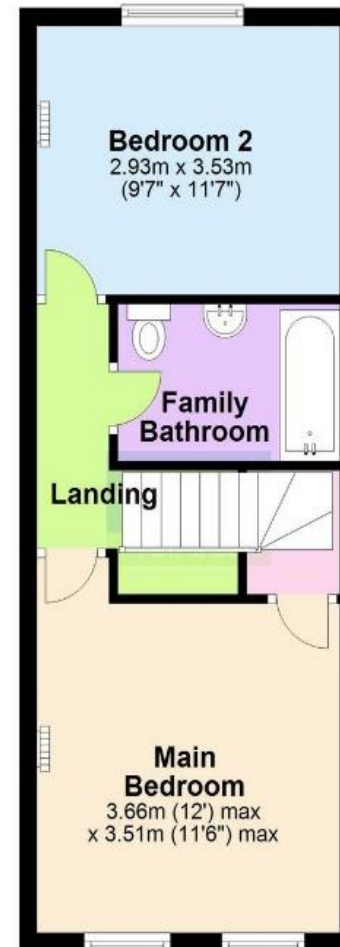
Ground Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 72.1 sq. metres (775.9 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. Call US ANYTIME!

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Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Property Misdescriptions Act 1991

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